

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Ratna Court, 340' N of
Silver Spring Road
(10 Ratna Court)
11th Election District
5th Councilmanic District

Eugene T. Urbaniak, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-378-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 10 Ratna Court, located in the vicinity of Silver Spring Road in Perry Hall. The Petition was filed by the owners of the property, Eugene T. and Christine Urbaniak. The Petitioners seek relief from Sections 301.1 and 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R., 1971) to permit an open projection (deck) with side setbacks of 0 feet each in lieu of the required 6 feet and 9 feet, and a rear yard setback of 10 feet in lieu of the required 22.5 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

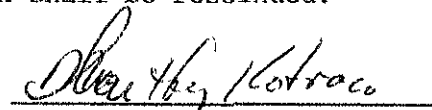
MICROFILMED

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of May, 1996 that the Petition for Administrative Variance seeking relief from Sections 301.1 and 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R., 1971) to permit an open projection (deck) with side setbacks of 0 feet each in lieu of the required 6 feet and 9 feet, and a rear yard setback of 10 feet in lieu of the required 22.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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5/1/96
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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 1, 1996

Mr. & Mrs. Eugene T. Urbaniak
10 Ratna Court
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Ratna Court, 340' N of Silver Spring Road
(10 Ratna Court)
11th Election District - 5th Councilmanic District
Eugene T. Urbaniak, et ux - Petitioners
Case No. 96-378-A

Dear Mr. & Mrs. Urbaniak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jeffrey Slutkin
96 River Oaks Circle, Pikesville, Md. 21208

People's Counsel

✓
File

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10 Ratna Ct
address
Balto Mo 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We experience hardship in using our back yard. There is not enough room to entertain and the ground is always muddy. We need to add a deck @ ground level to use the back. The lot has a drainage problem that does not exist on other properties. Our property is fenced. The deck is 8" above grade. Our neighbors on all 3 sides, back and both sides, do not object (letter enclosed). The improvements cannot be seen from the street on other yards.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Eugene T. Urbanik
(signature)
Eugene T. Urbanik
(type or print name)



Christine Urbanik
(signature)
Christine Urbanik
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of March, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eugene + Christine Urbanik

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3.26.96
date

John Gentry
NOTARY PUBLIC

My Commission Expires: 10.12.97

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

96-378-A

10 Ratna Ct

which is presently zoned

DRS.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 301.1 and 1801.2.C.4 (1971 Res)

to allow an open projection, a set back of 0' side yard and 10' Rear yard in lieu of the required 6' and 9' Side yard and 22.5' Rear yard

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

see back

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 382

ZONING DESCRIPTION

96-378-A

ZONING DESCRIPTION FOR 10 Ratna Court

Beginning at a point on the west side of
Ratna Court which is 50' wide at
the distance of 340' North of the
centerline of the nearest improved intersecting street
Silver Spring Road which is 50' wide.

*Being Lot # 15, in the subdivision of Kings Grant
as recorded in Baltimore County Plat Book # 42, Folio
67, containing 5954°'. Also known as 10
Ratna Court and located in the 11 Election District,
12 Councilmanic District.

MICROFILMED

382

CASE NUMBER: 96-378-A (Item 382)

10 Ratna Court
W/S Ratna Court, 340' N, Silver Spring Road
11th Election District - 5th Councilmanic
Legal Owner(s): Eugene T. Urbaniak and Christine Urbaniak

Post by:
MICROFILMED

Administrative Variance to allow an open projection a setback of zero
feet side yards and 10 feet rear yard in lieu of the required 6 feet
and 9 feet side yard and 22.5 feet rear yard.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-378-4

District 11th

Date of Posting

4/12/99

Posted for:

Adam Lawrence

Petitioner:

Eugene M. Lawrence, et al

Location of property:

10 Patton Court

Location of Sign:

Remarks:

Posted by

[Signature]

Signature

Date of return:

Number of Signs:

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BALTIMORE COUNTY, MARYLAND
OFFICE OF ANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No 016977

96-378-A

DATE 3 April ACCOUNT R-001-6150

CHM 382 CAM AMOUNT \$ 85.00

RECEIVED FROM: URBANIAK

FOR: RES VAC

MICROFILMED

04021ND345MICRC

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 382 Petitioner: ~~Jeff~~ Eugene + Christine Urbanik
Location: 10 Ratna Ct

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jeffrey Slutkin
ADDRESS: 96 River Oaks Cr
Beth Md 21208
PHONE NUMBER: 410 602-1720



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1"= _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____

square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-378-A (Item 382)
10 Ratna Court
W/S Ratna Court, 340' N of Silver Spring Road
11th Election District - 5th Councilmanic
Legal Owner(s): Eugene T. Urbaniak and Christine Urbaniak

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 14, 1996. The closing date (April 29, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Eugene and Christine Urbaniak
Jeffrey Slutkin

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 30, 1996

Eugene and Christine Urbaniak
10 Ratna Court
Baltimore, MD 21236

RE: Item No.: 382
Case No.: 96-378-A
Petitioner: Eugene Urbaniak, et ux

Dear Mr. and Mrs. Urbaniak:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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4/24/96
TO WLB
S

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 22, 1996

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 22, 1996
Item Nos. 376, 378, 381, 382, 384,
385, 386, & 388

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE7

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2 1996

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4-17-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4-15-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

376

378

379

380

381

382

383

385

388

LS:sp

LETTY2/DEPRM/TXTSBP

APR 20 1996

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 15, 1996.

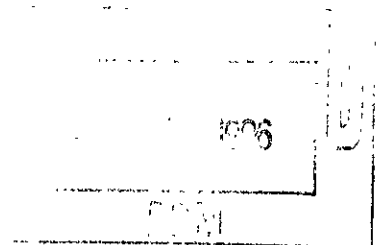
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 376, 378, 379, 382, 384, 385,
386 AND ~~387~~.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-12-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 382 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350⁵⁴⁵⁻⁵⁵⁸¹ if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 10, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL

Tom & Linda Getz
12 Ratna Ct.
Baltimore Md. 21236

March 23, 1996

Baltimore County Office Of Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

To Whom It May Concern:

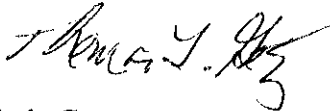
We are immediate neighbors of Eugene & Christine Urbaniak of 10 Ratna Ct..

They have advised us of their plans to construct a ground level deck inside their back and side yard which adjoins our property. We have seen the plans for this project and the entire project is inside their existing fence.

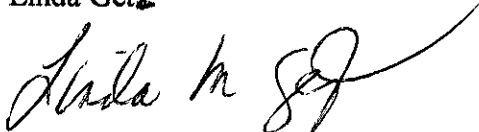
The Urbaniaks have informed us that they are going to apply for an Administrative Variance to build this project.

We are in favor of your granting them this approval for the project.

Tom Getz



Linda Getz



APR 17 1996

382

Dan Currey
4604 Silver Spring Rd.
Baltimore Md. 21236

March 23, 1996

Baltimore County Office Of Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

To Whom It May Concern:

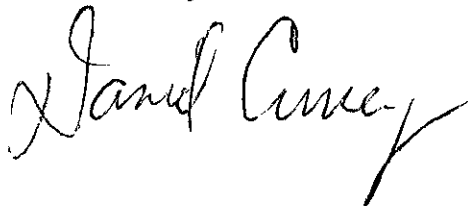
I am the immediate rear neighbor of Eugene & Christine Urbaniak of 10 Ratna Ct..

They have advised me of their plans to construct a ground level deck inside their back and side yard which adjoins my property. I have seen the plans for this project and the entire project is inside their existing fence.

The Urbaniaks have informed me that they are going to apply for an Administrative Variance to build this project.

I am in favor of your granting them this approval for the project.

Dan Currey

A handwritten signature in cursive script that reads "Dan Currey". The signature is written in dark ink and is positioned below the printed name.

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382

William & Libby Rogers
8 Ratna Ct.
Baltimore Md. 21236

March 23, 1996

Baltimore County Office Of Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

To Whom It May Concern:

We are immediate neighbors of Eugene & Christine Urbaniak of 10 Ratna Ct..

They have advised us of their plans to construct a ground level deck inside their back and side yard which adjoins our property. We have seen the plans for this project and the entire project is inside their existing fence.

The Urbaniaks have informed us that they are going to apply for an Administrative Variance to build this project.

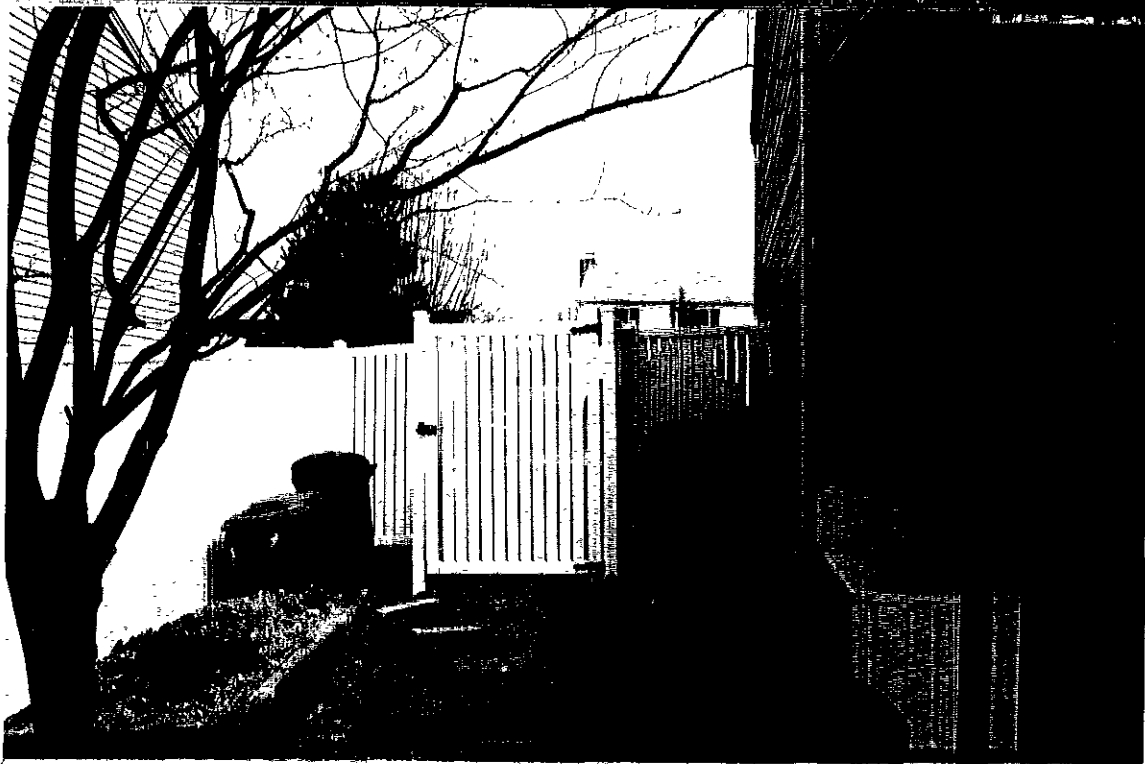
We are in favor of your granting them this approval for the project.

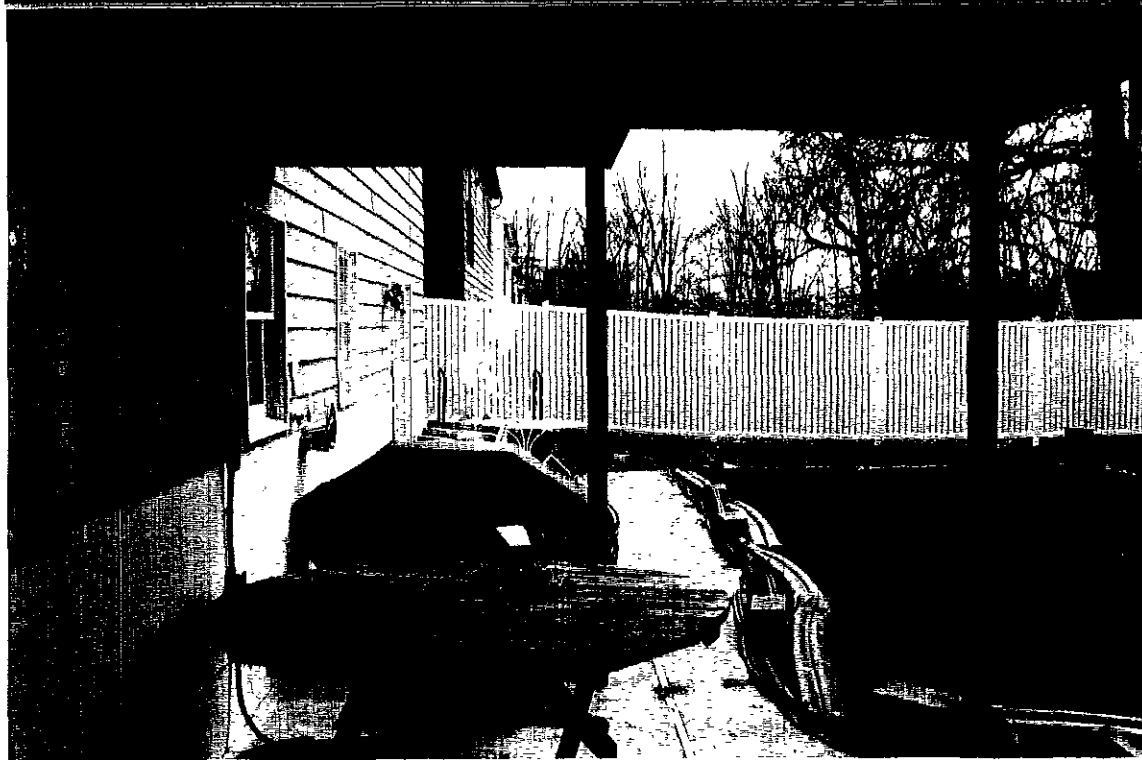
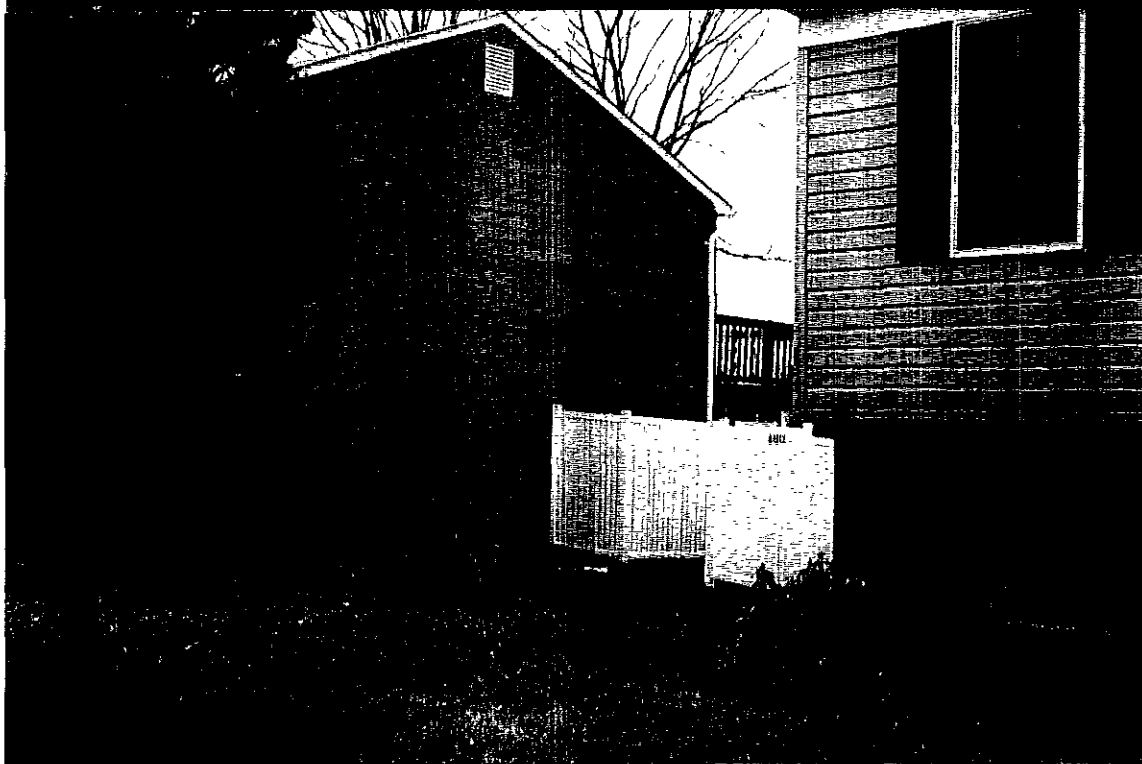
William Rogers
William Rogers

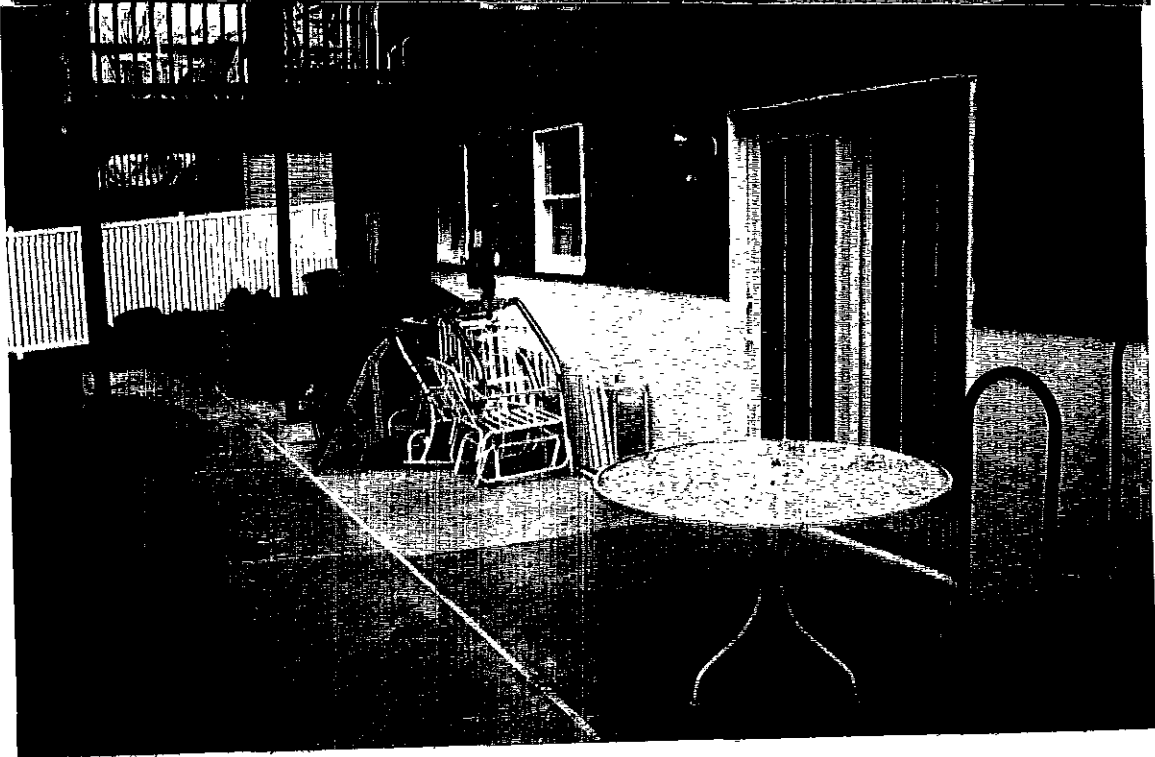
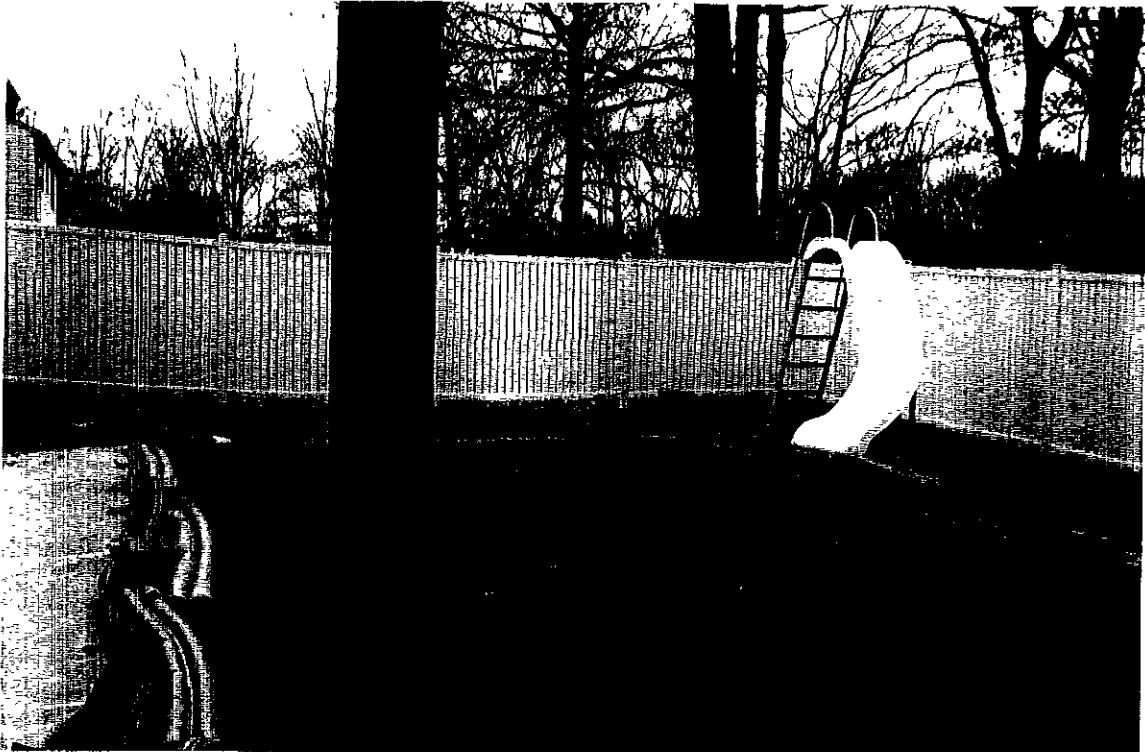
Libby Rogers
Libby Rogers

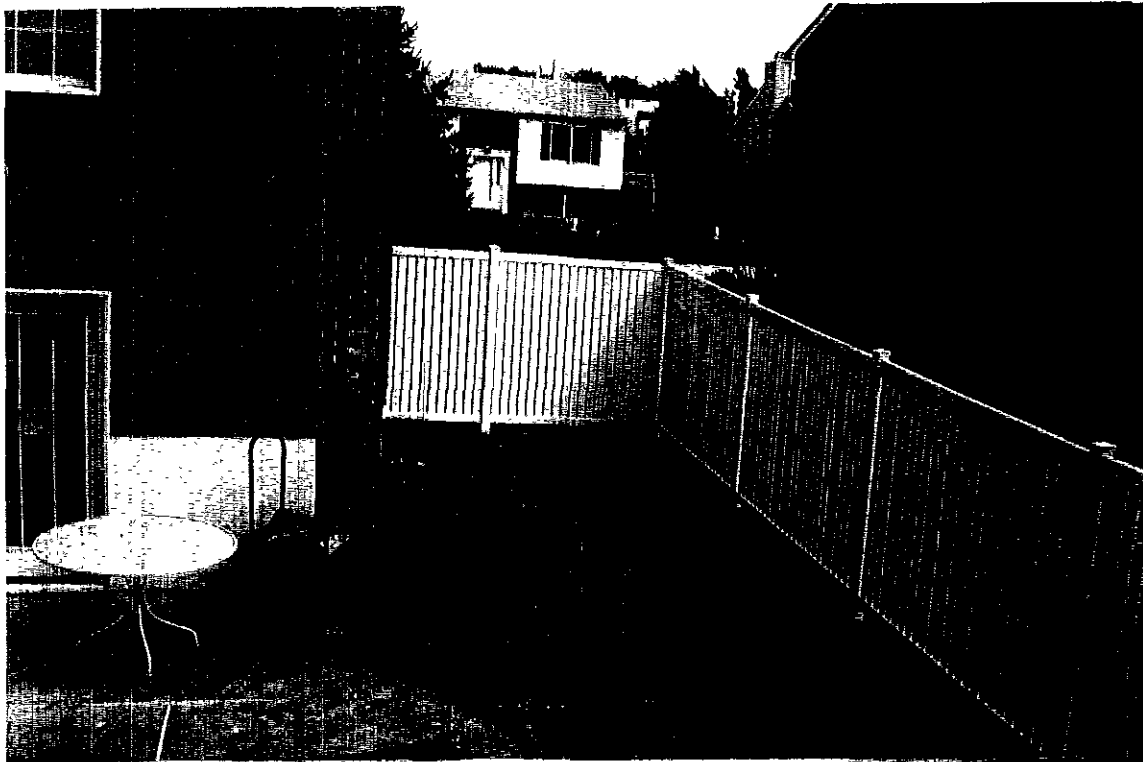
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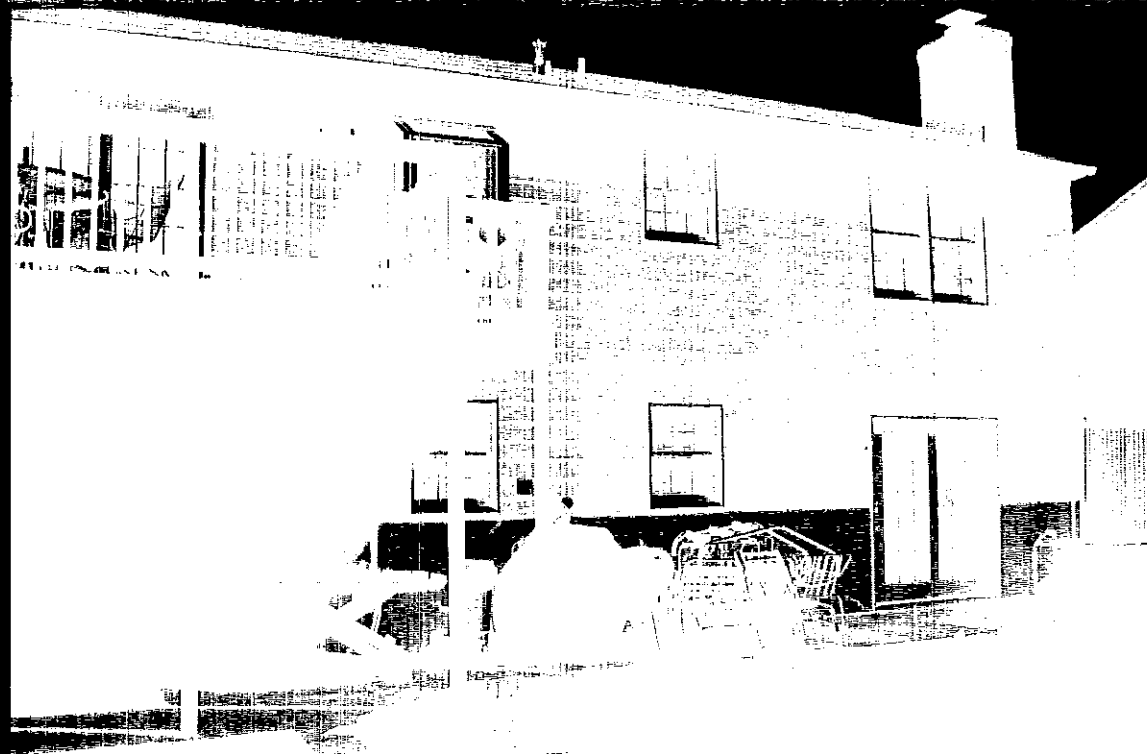
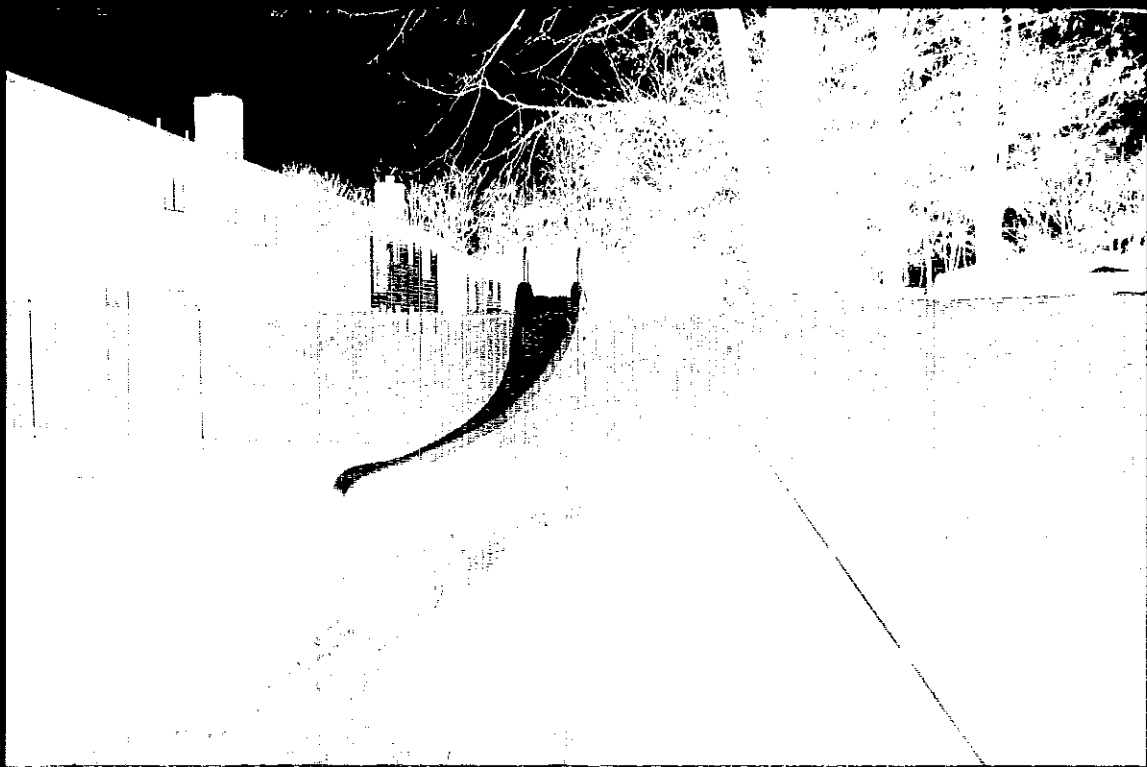


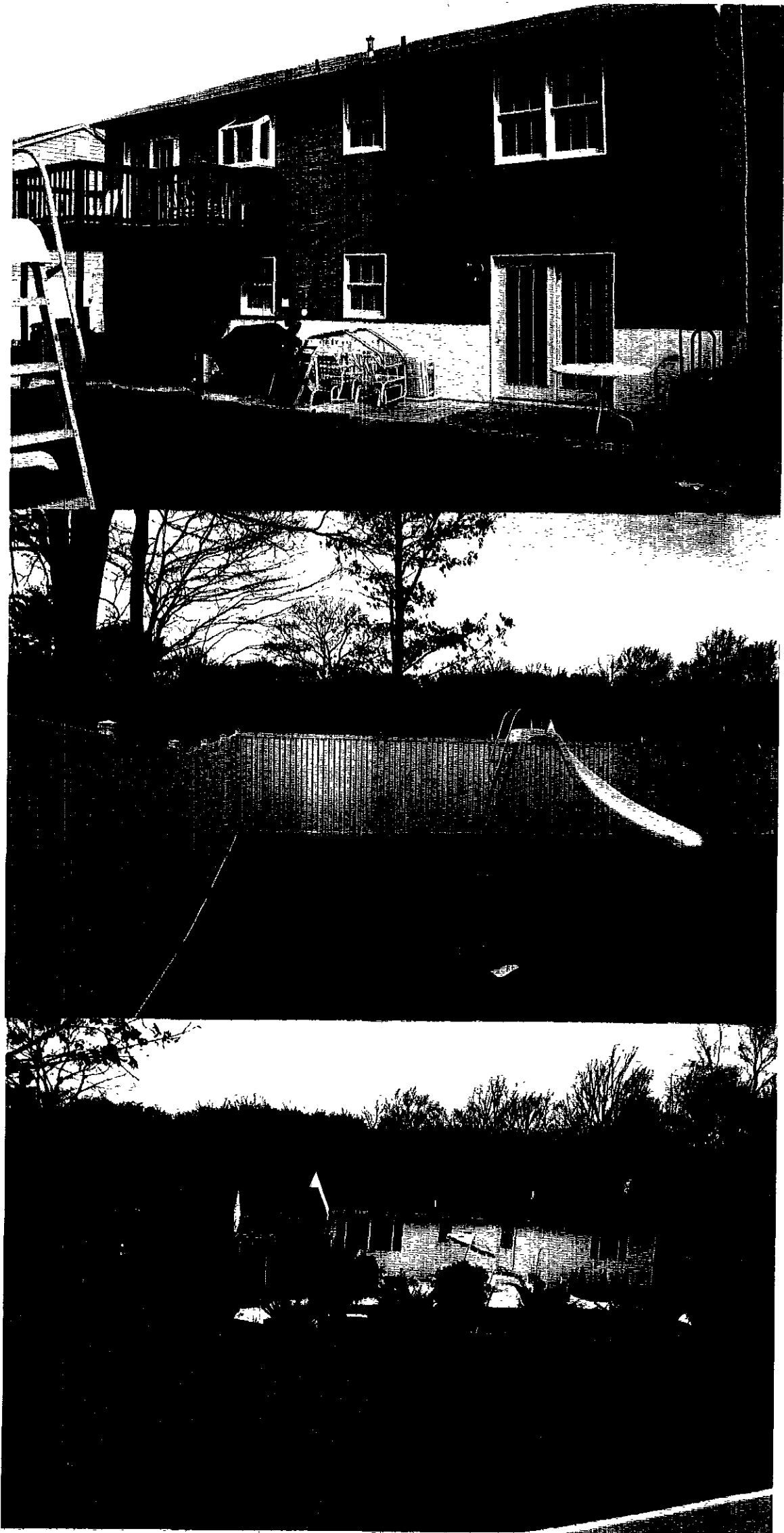




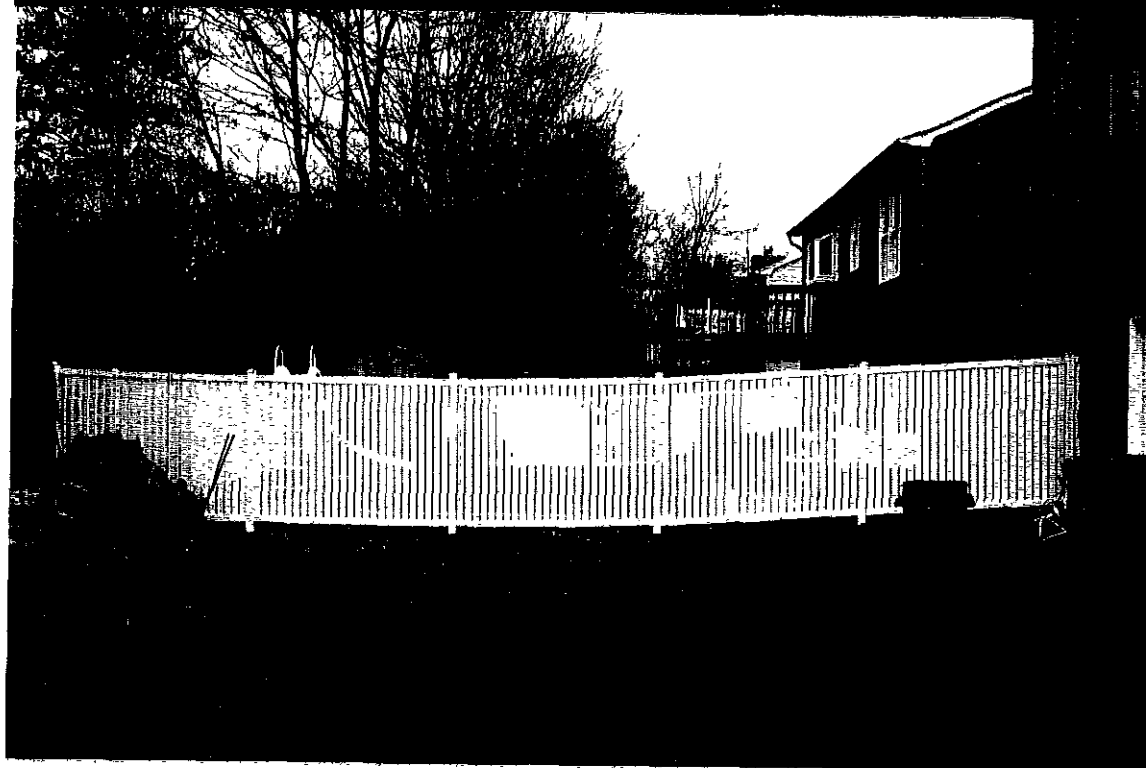
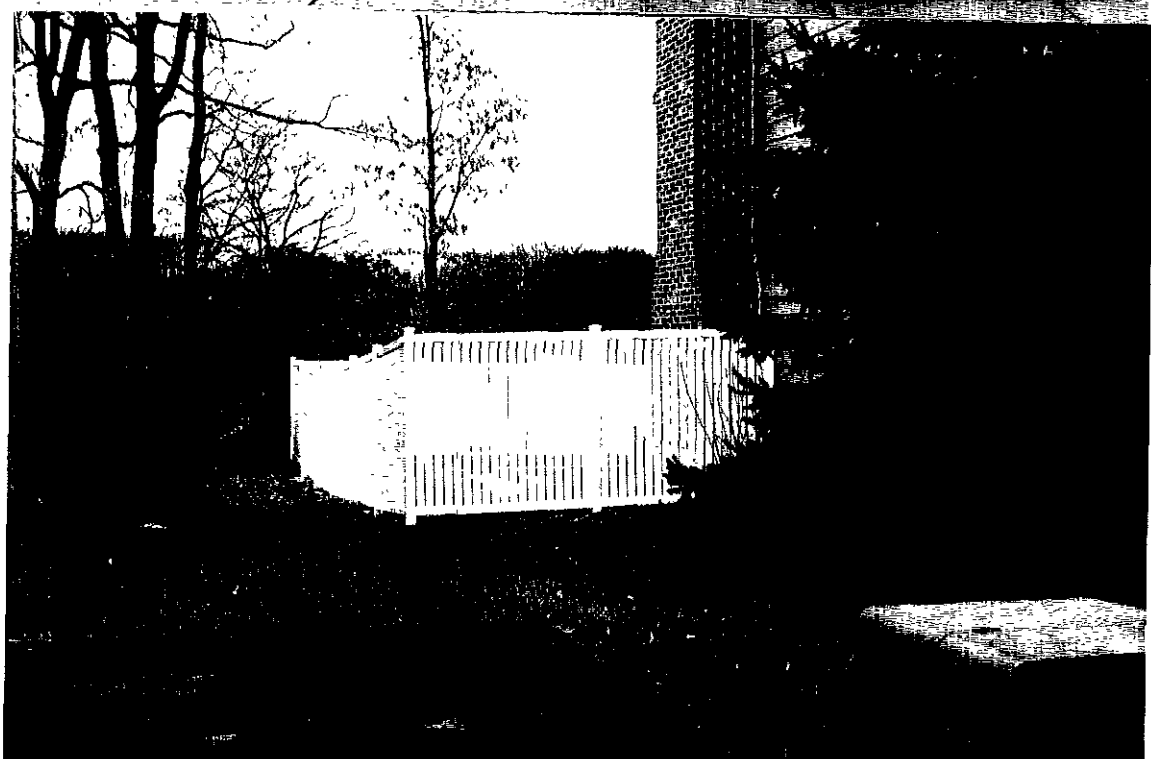


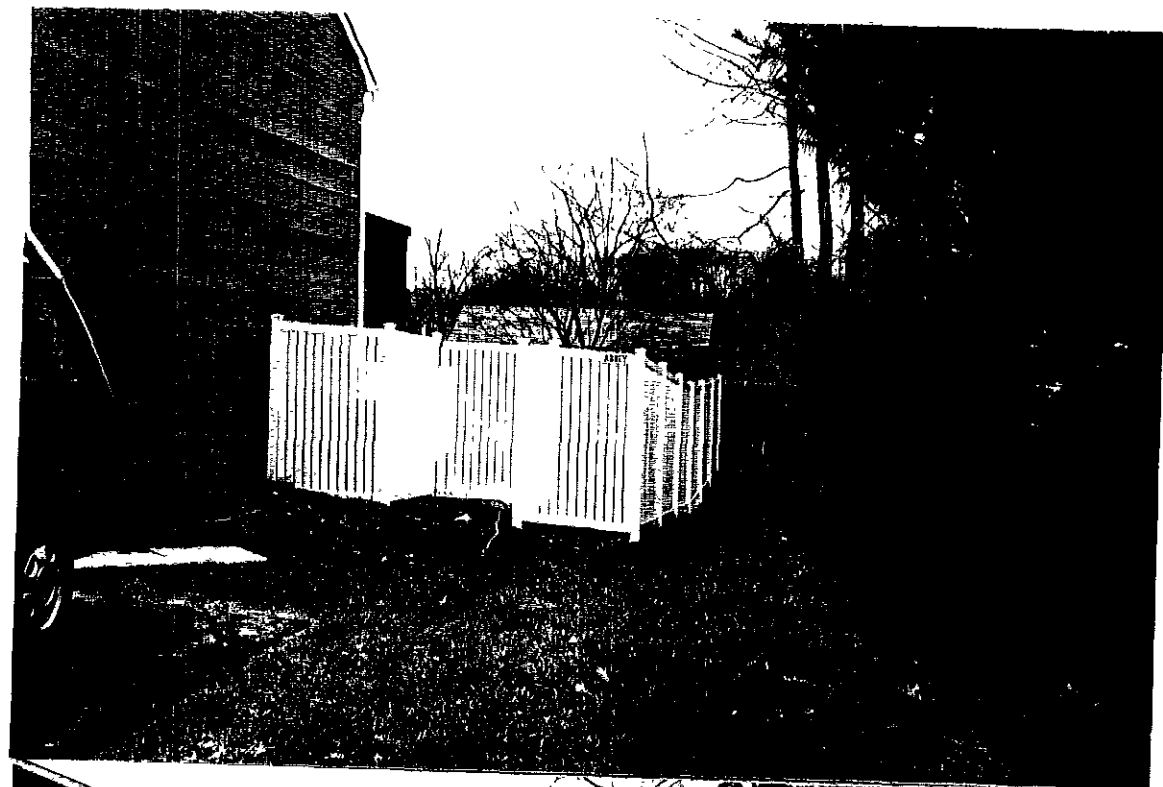
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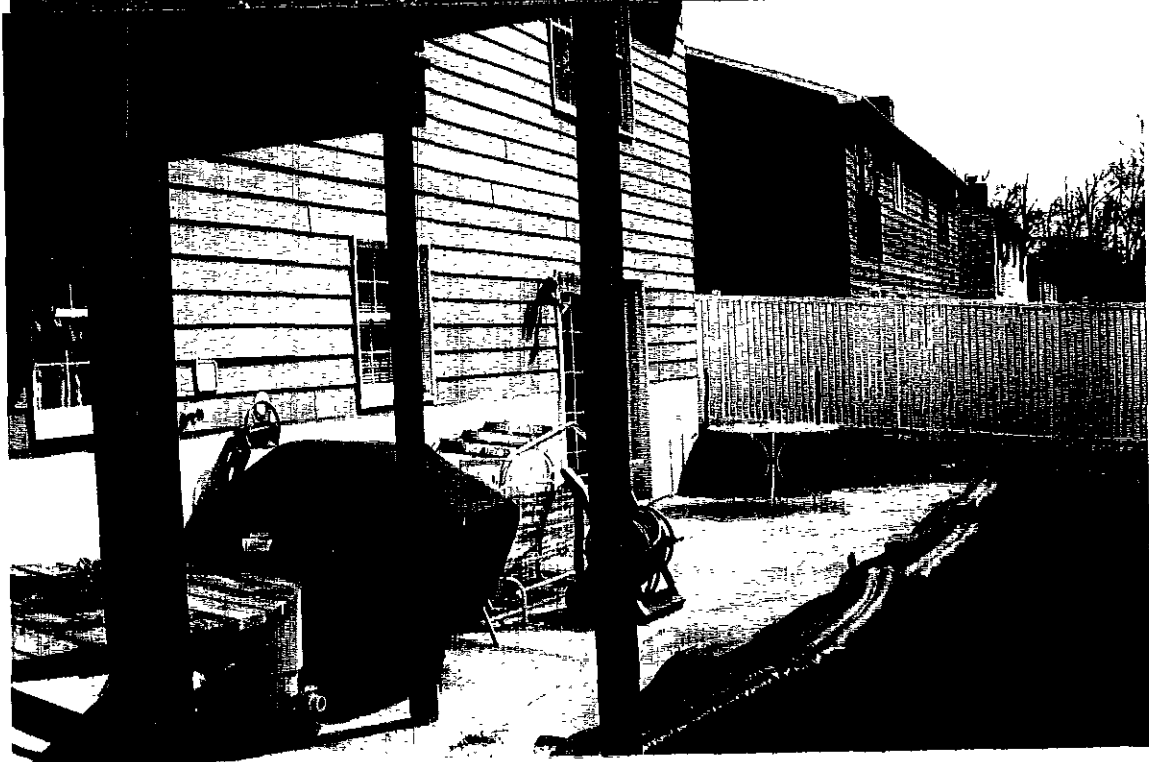
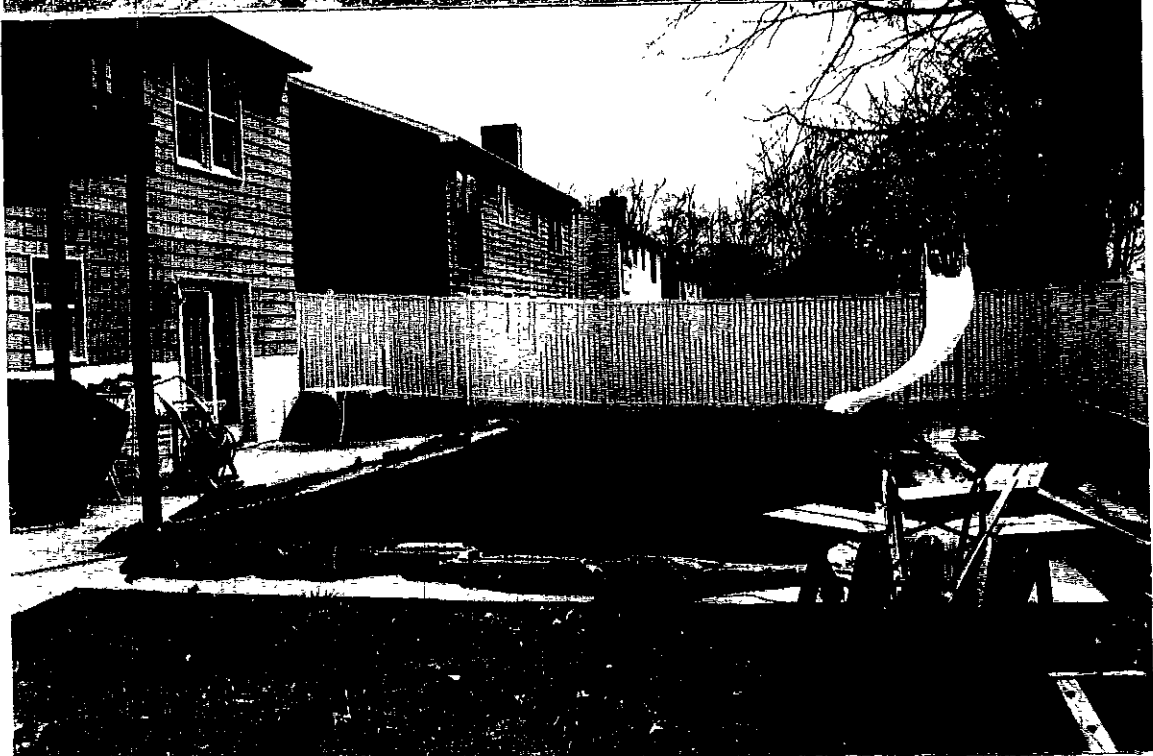
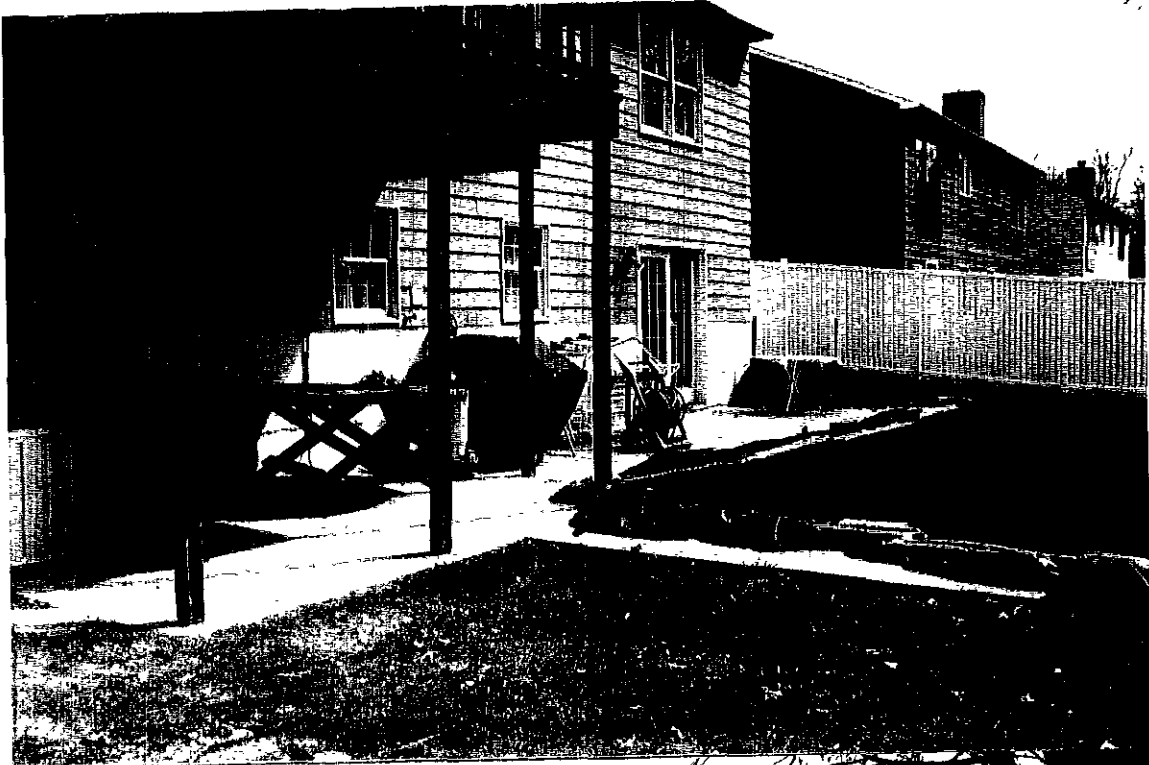


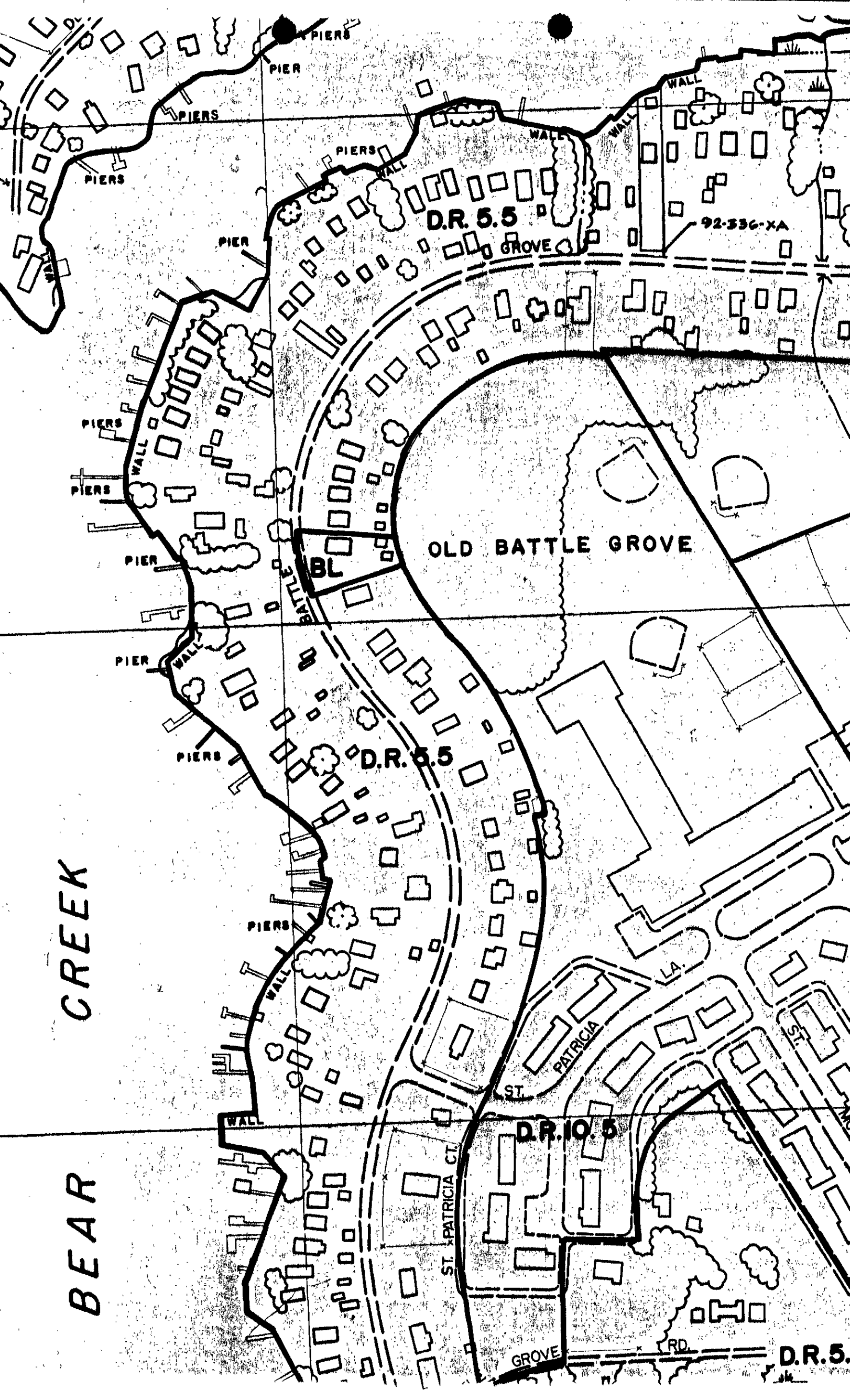


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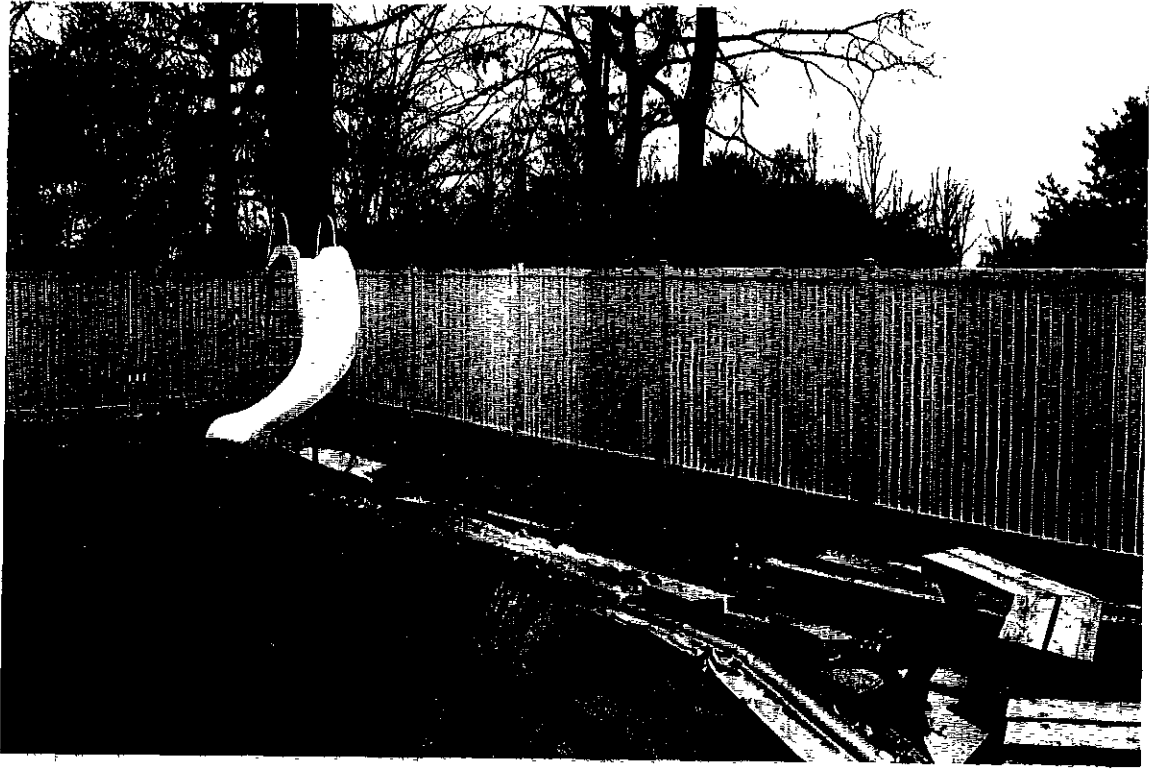








96-378-A



IN RE: PETITION FOR ADMIN. VARIANCE
W/S Ratna Court, 340' N of
Silver Spring Road
(10 Ratna Court)
11th Election District
5th Councilmanic District
Eugene T. Urbanik, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 10 Ratna Court, located in the vicinity of Silver Spring Road in Perry Hall. The Petition was filed by the owners of the property, Eugene T. and Christine Urbanik. The Petitioners seek relief from Sections 301.1 and 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R., 1971) to permit an open projection (deck) with side setbacks of 0 feet each in lieu of the required 6 feet and 9 feet, and a rear yard setback of 10 feet in lieu of the required 22.5 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of May, 1996 that the Petition for Administrative Variance seeking relief from Sections 301.1 and 1B01.2.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R., 1971) to permit an open projection (deck) with side setbacks of 0 feet each in lieu of the required 6 feet and 9 feet, and a rear yard setback of 10 feet in lieu of the required 22.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 1, 1996

(410) 887-4386

Mr. & Mrs. Eugene T. Urbanik
10 Ratna Court
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Ratna Court, 340' N of Silver Spring Road
(10 Ratna Court)
11th Election District - 5th Councilmanic District
Eugene T. Urbanik, et ux - Petitioners
Case No. 96-378-A

Dear Mr. & Mrs. Urbanik:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jeffrey Slutkin
96 River Oaks Circle, Pikesville, Md. 21208

People's Counsel

File

CASE NUMBER: 96-378-A (Item 382)
10 Ratna Court
W/S Ratna Court, 340' N of Silver Spring Road
11th Election District - 5th Councilmanic
Legal Owner(s): Eugene T. Urbanik and Christine Urbanik

Administrative Variance to allow an open projection a setback of zero feet side yards and 10 feet rear yard in lieu of the required 6 feet and 9 feet side yard and 22.5 feet rear yard.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 4/12/96
Posted for: Admin. Variance
Petitioner: Eugene T. Urbanik, et ux
Location of property: 10 Ratna Court
Location of Sign: _____
Remarks: *Handwritten*
Posted by: *Handwritten* Date of return: _____
Number of Signs: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 3 April ACCOUNT: 96-378-A
CAM R-001-6150
ITEM 382 AMOUNT: \$ 85.00
RECEIVED FROM: Urbanik
FOR: RES. VAR.
10 R Ratna Ct
VALIDATION OR SIGNATURE OF CASHIER
485.00

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 10 Ratna Ct
96-378-A which is presently zoned D25.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 301.1 and 1B01.2.C.4 (M. Regs.) to allow an open projection, a setback of 0' side yard and 10' rear yard in lieu of the required 6' side yard and 22.5' rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see back

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Type or Print Name: Eugene T. Urbanik
Signature: *Eugene T. Urbanik*
Address: 10 Ratna Ct
City: Balto State: Md Zipcode: 21236
Appl. for Petitioner
Type or Print Name: Christine Urbanik
Signature: *Christine Urbanik*
Address: 10 Ratna Ct
City: Balto State: Md Zipcode: 21236
Type or Print Name: Timothy M. Kotroco
Signature: *Timothy M. Kotroco*
Address: 96 River Oaks Cr
City: Pikesville State: Md Zipcode: 21208
A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Md., that the subject matter of this petition be and is hereby referred to the Zoning Board of Appeals for Baltimore County, Md., for their consideration and decision.
Zoning Commissioner of Baltimore County
REVIEWED BY: DATE: ITEM #: 382
ESTIMATED POSTING DATE: _____

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify; thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at
Address: 10 Ratna Ct
City: Balto State: Md Zipcode: 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hearing or practical difficulty)

We experience hardship in using our back yard. There is not enough room to entertain and the ground is always muddy. We need to have a deck to allow level to walk and the lot has no more room that does not exist on the property. Our property is fenced. The deck is 8' above grade. Our neighbor on all 3 sides back and both sides, do not object. (Letter enclosed). The improvements cannot be seen from the street on other yards.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Eugene T. Urbanik
Eugene T. Urbanik
Christine Urbanik
Christine Urbanik

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 1996, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared:

Eugene + Christine Urbanik

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS My hand and Notarial Seal.

3-21-96
My Commission Expires: 10-12-97

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 10 Ratna Court

Beginning at a point on the west side of Ratna Court which is 50' wide at the distance of 340' North of the centerline of the nearest improved intersecting street Silver Spring Road which is 50' wide.

*Being Lot # 15, in the subdivision of Kings Grant as recorded in Baltimore County Plat Book # 42, Folio # 67, containing 5954'. Also known as 10 Ratna Court and located in the 11 Election District, 12 Councilmanic District.

Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No. 382 Petitioner: Eugene + Christine Urbanik
Location: 10 Ratna Ct
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Jeffrey Slutkin
ADDRESS: 96 River Oaks Cr
Balto Md 21208
PHONE NUMBER: 410 602-1720

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-378-A (Item 382)
10 Ratna Court
455 Ratna Court, 340' N of Silver Spring Road
11th Election District - 5th Councilmanic
Legal Owner(s): Eugene T. Urbaniak and Christine Urbaniak

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 14, 1996. The closing date (April 29, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Eugene and Christine Urbaniak
Jeffrey Slutkin

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 30, 1996

Eugene and Christine Urbaniak
10 Ratna Court
Baltimore, MD 21236

RE: Item No.: 382
Case No.: 96-378-A
Petitioner: Eugene Urbaniak, et ux

Dear Mr. and Mrs. Urbaniak:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: April 22, 1996
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
for April 22, 1996
Item Nos. 376, 373, 381, 382, 384,
385, 386, & 388

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE7

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-15-96

DATE: 4-17-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:

376
378
379
380
381
382
383
385
388

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4830

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 15, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 376, 378, 379, 382, 384, 385, 386 AND 388.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4081, MS-1102F

cc: File

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 287 (KAT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
for Hearing or Speech

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: April 10, 1996
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kenna*

PK/JL

ITEM365/PZONE/TXTJWL

Tom & Linda Getz
12 Ratna Ct.
Baltimore Md. 21236

March 23, 1996

Baltimore County Office Of Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

To Whom It May Concern:

We are immediate neighbors of Eugene & Christine Urbaniak of 10 Ratna Ct.

They have advised us of their plans to construct a ground level deck inside their back and side yard which adjoins our property. We have seen the plans for this project and the entire project is inside their existing fence.

The Urbaniaks have informed us that they are going to apply for an Administrative Variance to build this project.

We are in favor of your granting them this approval for the project.

Tom Getz

Linda Getz

382

Dan Currey
4604 Silver Spring Rd.
Baltimore Md. 21236

March 23, 1996

Baltimore County Office Of Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

To Whom It May Concern:

I am the immediate rear neighbor of Eugene & Christine Urbaniak of 10 Ratna Ct.

They have advised me of their plans to construct a ground level deck inside their back and side yard which adjoins my property. I have seen the plans for this project and the entire project is inside their existing fence.

The Urbaniaks have informed me that they are going to apply for an Administrative Variance to build this project.

I am in favor of your granting them this approval for the project.

Dan Currey

Dan Currey

William & Libby Rogers
8 Ratna Ct.
Baltimore Md. 21236

March 23, 1996

Baltimore County Office Of Zoning
111 W. Chesapeake Ave.
Towson, Md. 21204

To Whom It May Concern:

We are immediate neighbors of Eugene & Christine Urbaniak of 10 Ratna Ct.

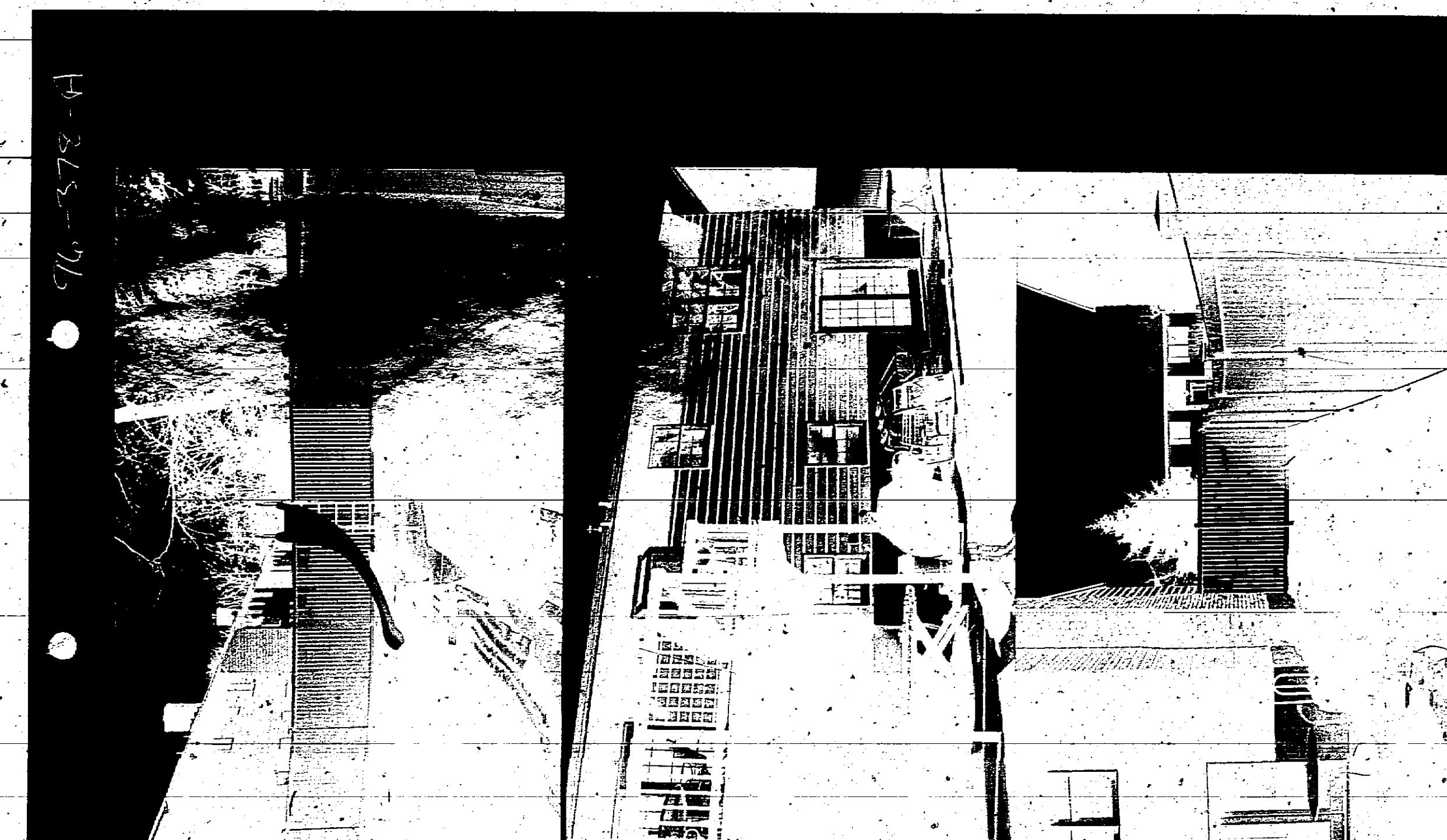
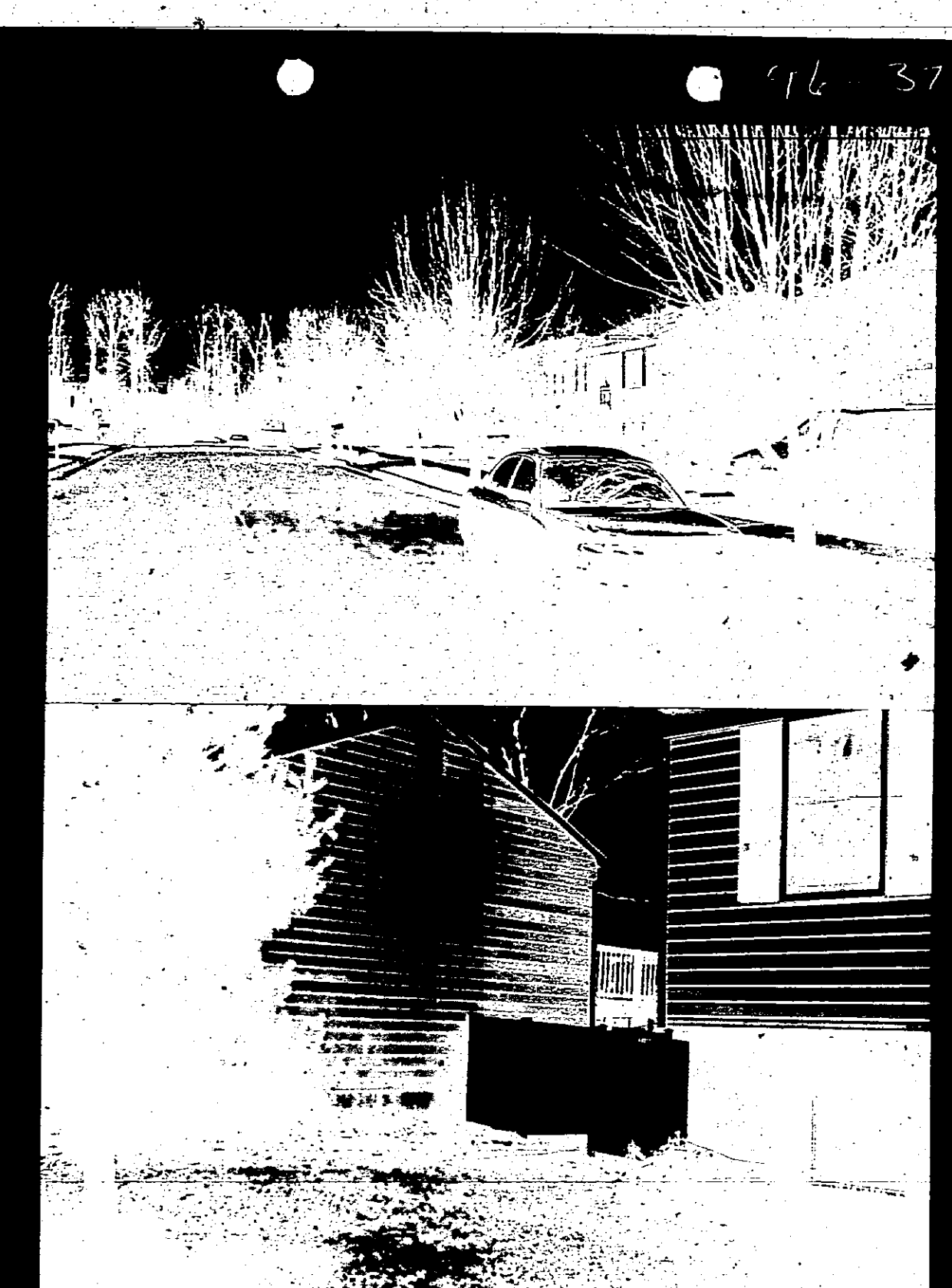
They have advised us of their plans to construct a ground level deck inside their back and side yard which adjoins our property. We have seen the plans for this project and the entire project is inside their existing fence.

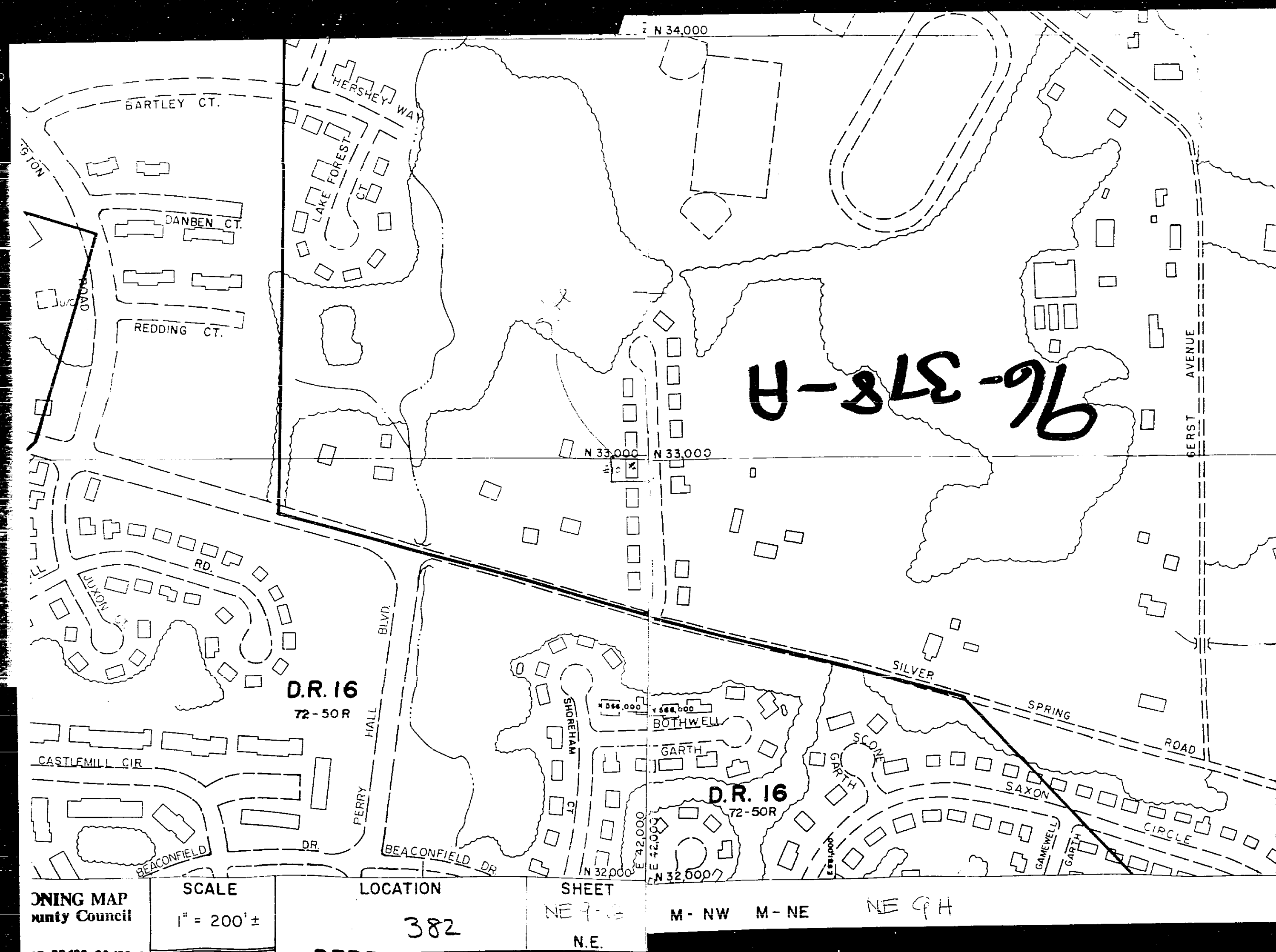
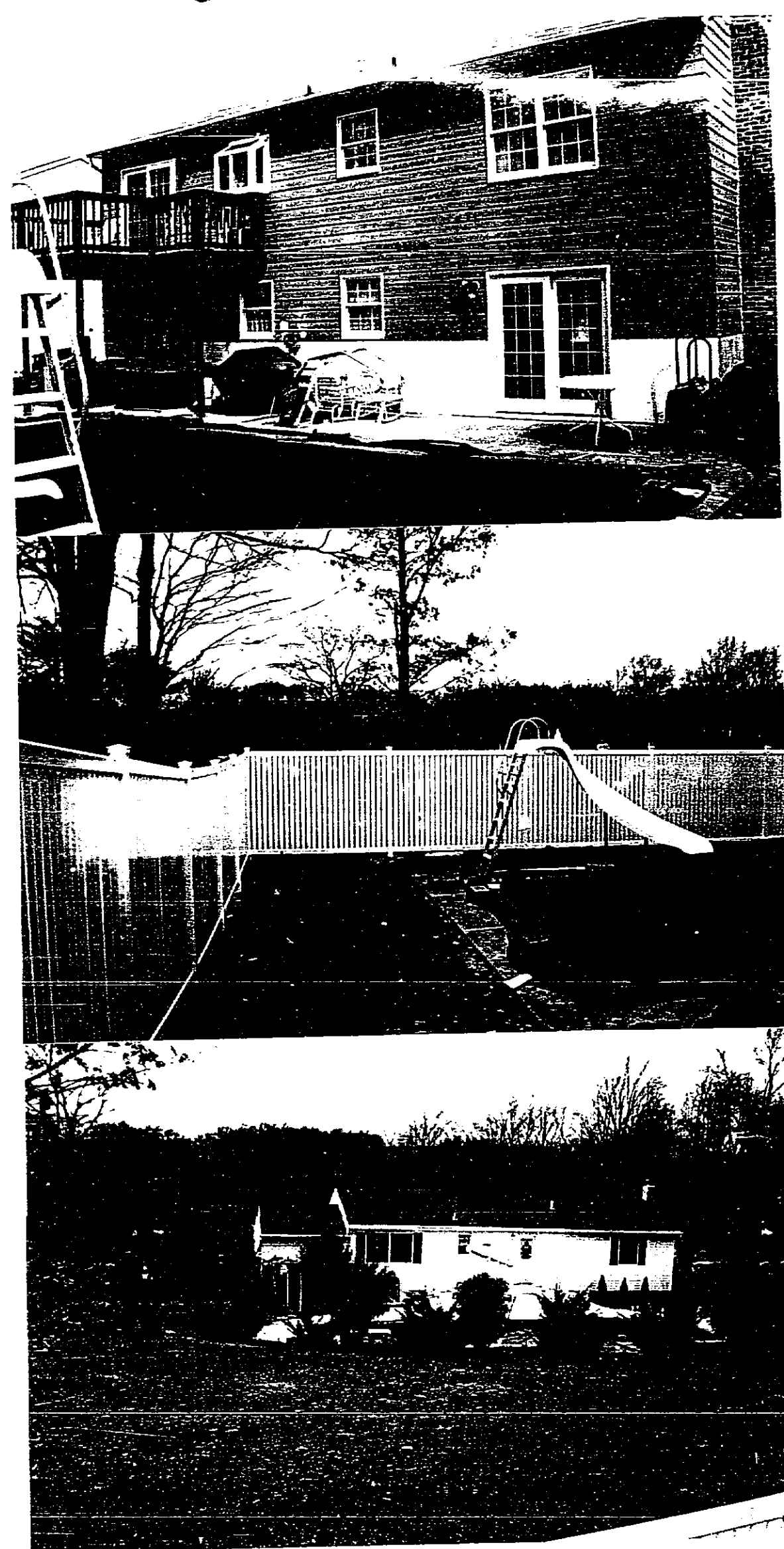
The Urbaniaks have informed us that they are going to apply for an Administrative Variance to build this project.

We are in favor of your granting them this approval for the project.

William Rogers
William Rogers

Libby Rogers
Libby Rogers





96-378-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 10 Ratna Ct

Subdivision name: Kings Grant

Plat book# 42, folio# 67, lot# 15, sections

OWNER: Eugene + Cheri Urbanias

NOTE: POSITION OF CONCRETE PAD EXTENDS OUT TO FOOT BEHAVIOR UTILITY PAD

SCALE 1" = 20'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 12

1"=200' scale map# NE96

Zoning: D.R. 55

Lot size: 0.148 acreage 5,954 square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

CAM 382



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PERRY HALL

SHEET

N.E.
9-6

96-378-A